

UNOFFICIAL COPY



SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

Doc#: 1222635022 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2012 11:10 AM Pg: 1 of 2

MAIL TO:

Paul W. Casbarian
Attorney at Law
215 Clearbrook Court
Schaumburg, IL 60193

NAME & ADDRESS OF TAXPAYER:

Adam B. Casbarian
1275 Grove Avenue
Palatine, IL 60067

FIRST AMERICAN TITLE
ORDER # 2312556

THE GRANTOR, **CAPITAL HOMES, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, and pursuant to authority given by the Board of Directors of said corporation GRANTS, CONVEYS AND SELLS TO: **ADAM B. CASBARIAN and ROBIN CASBARIAN**, husband and wife, of 2546 W. Autumn Drive, Round Lake, Illinois, not as joint tenants or tenants in common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate:

SEE LEGAL DESCRIPTION ON REVERSE SIDE HEREOF



situated in the County of Cook, State of Illinois. The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises now as joint tenants or tenants in common, but as **TENANTS BY THE ENTIRETY** forever.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; Declaration of Easements, Covenants and Restrictions, and By-Laws of Eagle Point Subdivision recorded as Document No. 1117322000, including all exhibits attached thereto and amendments thereof; zoning laws and ordinances, easements for public utilities; acts done or suffered by Grantee or anyone claiming by, through or under Grantee, and all other matters of record affecting the property.

Permanent Real Estate Index Number: 02-09-120-002

Address of Real Estate: 1275 Grove Avenue, Palatine, IL 60067

S Y
P Z
S N
SC Y
INT CZ

REAL ESTATE TRANSFER		08/02/2012
	COOK	\$260.00
	ILLINOIS:	\$520.00
	TOTAL:	\$780.00

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chairman of the Board, and attested by its Secretary, this 30 day of July, 2012.

CAPITAL HOMES, INC.

By:

James M Moser
JAMES M. MOSER, Chairman of the Board

Attest:

Marilyn A. Delulio
MARILYN A. DELULIO, Secretary

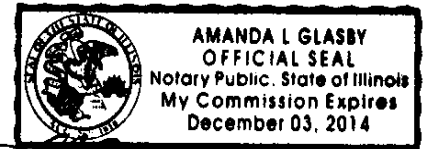
STATE OF ILLINOIS)

) SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that **JAMES M. MOSER**, personally known to me to be the Chairman of the Board of **CAPITAL HOMES, INC.**, and **MARILYN A. DELULIO**, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairman of the Board and Secretary, they signed and delivered the said instrument as Chairman of the Board and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 30 day of July, 2012.



Amanda L. Glasby
 Notary Public

LEGAL DESCRIPTION

Lot 2 in Eagle Point Estates Subdivision, being a resubdivision of Lots 1, 2, 3, 5 and 6 in Block 9 in Percy Wilson's Forest View Highlands, being a Subdivision in the West 1/2 of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded November 7, 2006, as Document 0631115069, in Cook County, Illinois.

Permanent Real Estate Index Number: 02-09-120-002

Address of Real Estate: 1232 W. Talon Court, Palatine, IL 60067

This instrument prepared by: John C. Haas, Attorney at Law, 115 S. Emerson Street, Mount Prospect, IL 60056 (847) 255-5400